

# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S227	Site Name: Land adjoining Emmott Lane	Settlement: Laneshawbridge
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 2.63ha	Indicative No. Dwellings: 68
Indicative Density: 20 dph	Co-ordinates: 392214, 440784	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Major development therefore potential impact on capacity of existing networks. New highways work will also be required.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Site directly adjacent to flood zones along the eastern edge of the site. Further investigation work may be required.		Flood Zones 2 & 3
(S28) Conservation Area:	Potential/adjacent	0.09 km	(S29) Listed Building: Potential/adjacent 0.09 km
(S30) Scheduled Monument:	No	1.78 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.03 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation: No 0.30 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on or near this site. Part of the site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	4.30	(S13) Bus stop:	0.00	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.17	(S15) Secondary school:	3.10	(S16) Sports/leisure centre:	4.30
(S17) Doctors:	3.50	(S18) Hospital:	7.10	(S19) Town / Local centre:	3.20
(S20) Supermarket/store:	3.30	(S21) Employment area:	3.20	(S22) Public house:	0.07
(S23) Corner shop:	2.30	(S24) Post Office:	3.30	(S25) Open space:	0.10
(S26) PROW:	0.07	(S27) Cycle route:	0.08		

## Availability

(A1) Access issues?	Partial	(A2) Vehicular access:	Moderate/Minor issues
(A3) Visibility splays / highways issues?	Minor Improvements	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 16

**Comments:** This site is located outside of the settlement boundary for Laneshawbridge. The ability to obtain planning permission is therefore restricted by the current planning policy base. There are also topographical constraints and potential access issues. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy and other constraints could be over come the site could come forward within five years.

**Constraints:** Settlement Boundary. Potential access issues. Topography.

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	22	23	23	0

# Pendle Strategic Housing Land Availability Assessment

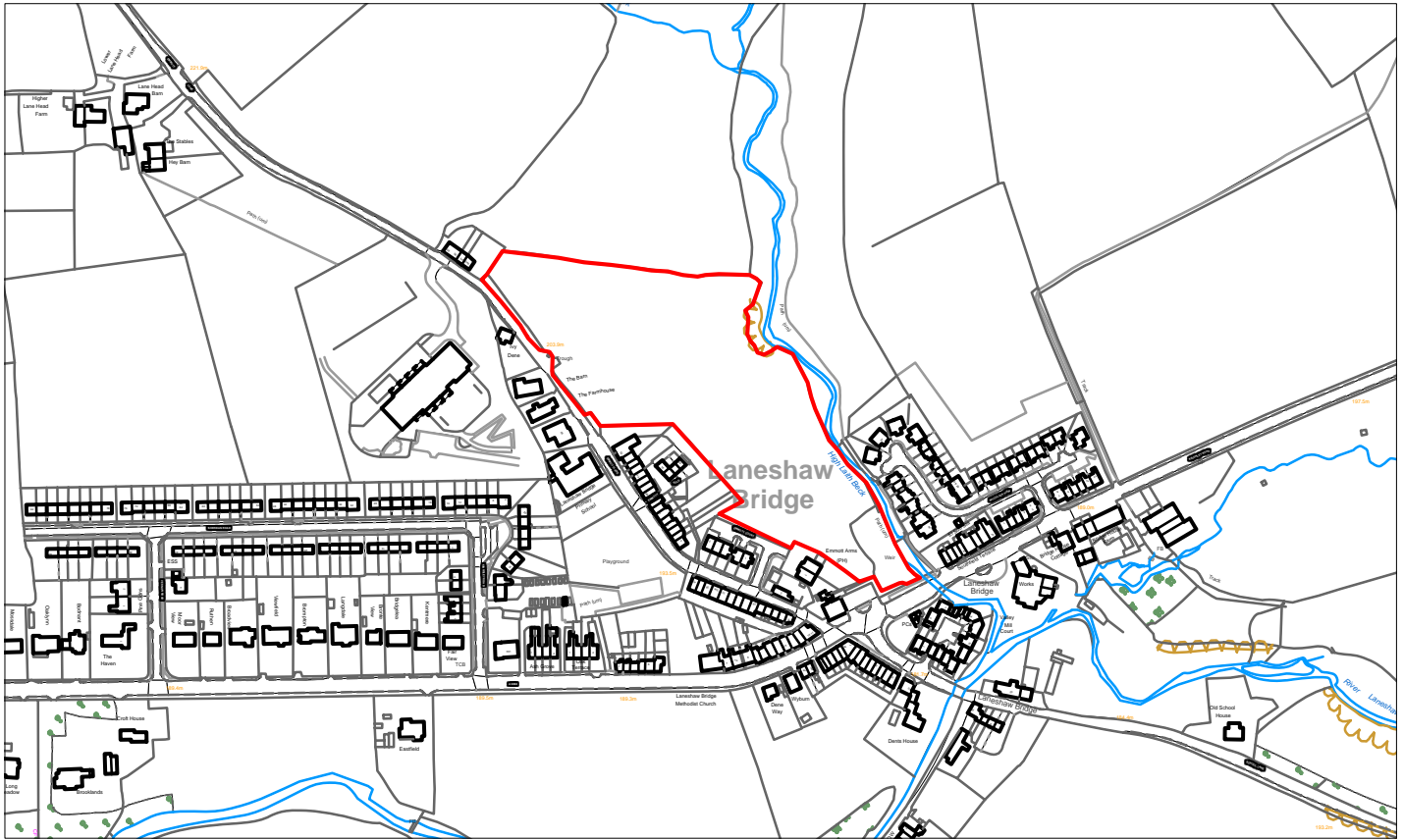
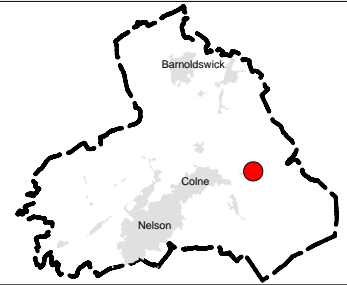
**Site Name:** Land adjoining Emmott Lane

**Location:** Laneshawbridge

**Site Ref:** S227

**Site Area:** 2.63 ha

**Grid Ref:** SD 392 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S146	Site Name: Land at end of Sheridan Road	Settlement: Laneshawbridge
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: VLNPD	Site Area (gross): 1.73ha	Indicative No. Dwellings: 52
Indicative Density: 30 dph	Co-ordinates: 391623, 440811	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	No	(S8) Infrastructure capacity?	Partial
(S7/S8) Infrastructure comment	Greenfield site. Utilities would need to be installed. Further information required in terms of capacity to provide the necessary infrastructure. Medium sized development. Capacity of existing network likely to be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Gentle slope / undulating
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flooding issues identified on site.		Flood Zone 1
(S28) Conservation Area:	No	0.18 km	(S29) Listed Building: No 0.17 km
(S30) Scheduled Monument:	No	2.14 km	(S31) Archaeology: None identified
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	Potential from proximity to a designated site.	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.13 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation site. The site is not covered by an area of ecological interest (LERN - record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential properties and open countryside. New development may have some amenity issues for the existing residential developments.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	3.80	(S13) Bus stop:	0.11	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.90	(S15) Secondary school:	2.40	(S16) Sports/leisure centre:	3.80
(S17) Doctors:	2.80	(S18) Hospital:	6.90	(S19) Town / Local centre:	2.60
(S20) Supermarket/store:	2.60	(S21) Employment area:	2.60	(S22) Public house:	0.67
(S23) Corner shop:	1.70	(S24) Post Office:	2.60	(S25) Open space:	0.40
(S26) PROW:	0.00	(S27) Cycle route:	0.73		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Moderate / Minor Issues
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 16

**Comments:** This site is located outside of the settlement boundary for Laneshawbridge. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be overcome the site could come forward within five years.

**Constraints:** Settlement Boundary.

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	17	17	18	0



# Pendle Strategic Housing Land Availability Assessment

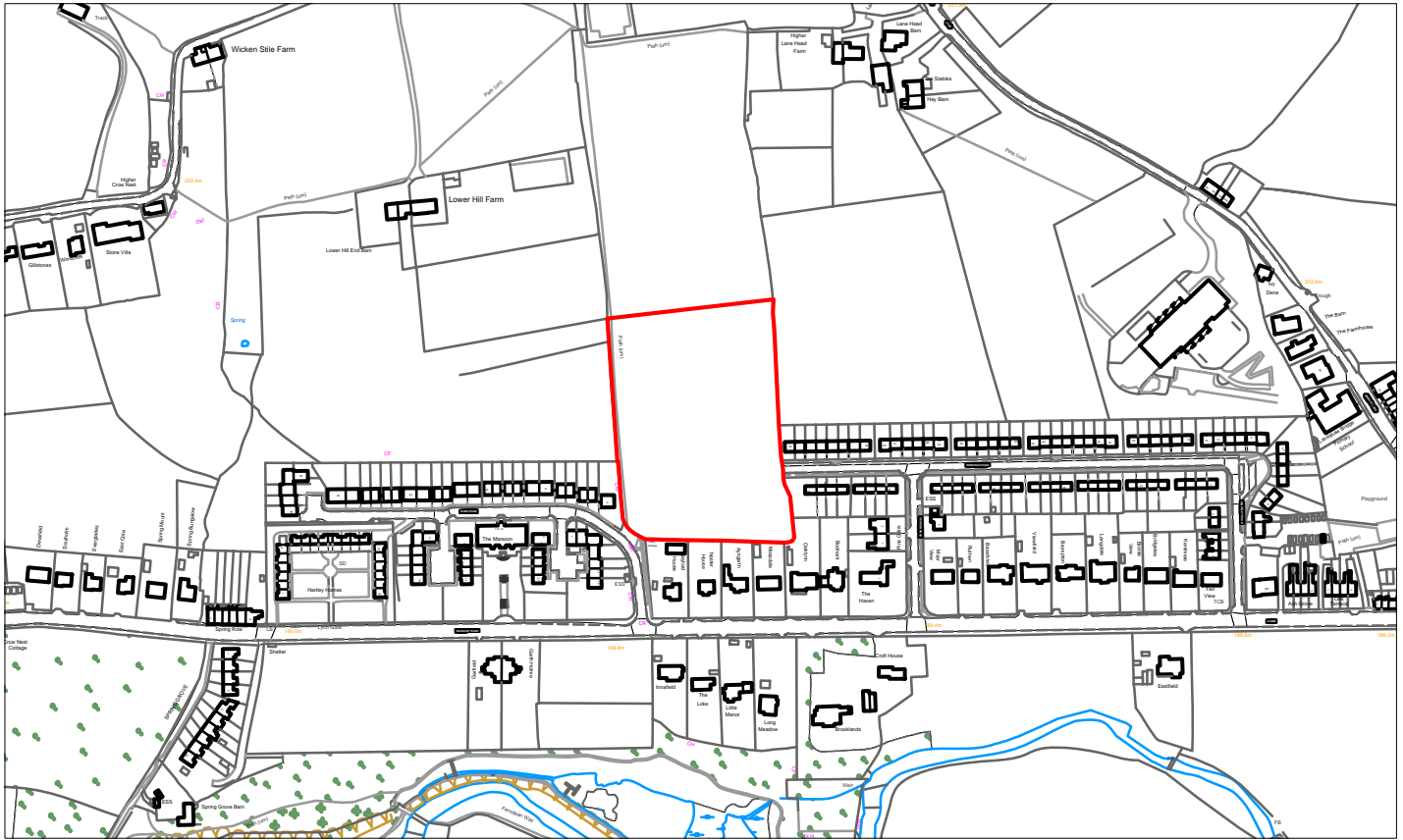
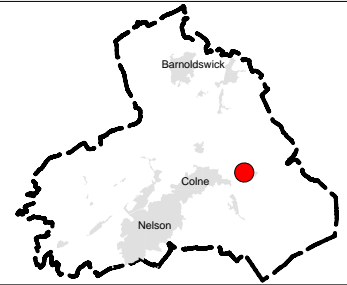
**Site Name:** Land at end of Sheridan Road

**Location:** Laneshawbridge

**Site Ref:** S146

**Site Area:** 1.73 ha

**Grid Ref:** SD 391 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S226	Site Name: Land at Rye Flatt Barn	Settlement: Laneshawbridge
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: I (Garden Land)	Site Area (gross): 0.24ha	Indicative No. Dwellings: 2
Indicative Density: 8 dph	Co-ordinates: 392389, 440687	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	Adjacent	(S1) Brownfield / Greenfield?	Greenfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Partial	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Residential curtilage site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Part of the site is within both Flood Zones 2 and 3. Detailed flood risk assessment work required.		Flood Zones 2 & 3
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building: Yes 0.00 km
(S30) Scheduled Monument:	No	1.62 km	(S31) Archaeology: Potential
(S32) TPO:	No	0.06 km	(S37) Poor air quality: No
(S33) Ecology:	Potential from proximity to a designated site.	(S34) Nature Conservation Designation:	Site within 250m of a designation 0.19 km
(S33/S34) Natural environment comment:	Partial - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation site. The site is not covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential properties and open countryside. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	4.40	(S13) Bus stop:	0.18	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.60	(S15) Secondary school:	3.10	(S16) Sports/leisure centre:	4.40
(S17) Doctors:	3.50	(S18) Hospital:	7.20	(S19) Town / Local centre:	3.30
(S20) Supermarket/store:	3.40	(S21) Employment area:	3.30	(S22) Public house:	0.17
(S23) Corner shop:	2.30	(S24) Post Office:	3.30	(S25) Open space:	0.28
(S26) PROW:	0.18	(S27) Cycle route:	0.06		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Partial
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 8

**Comments:** This site is located outside of the settlement boundary for Laneshawbridge. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. The land owner has made a pre-application enquiry indicating their intention to bring the site forward. If the policy constraints could be over come the site could come forward within five years.

**Constraints:** Settlement Boundary.

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	2	0	0	0	0



# Pendle Strategic Housing Land Availability Assessment

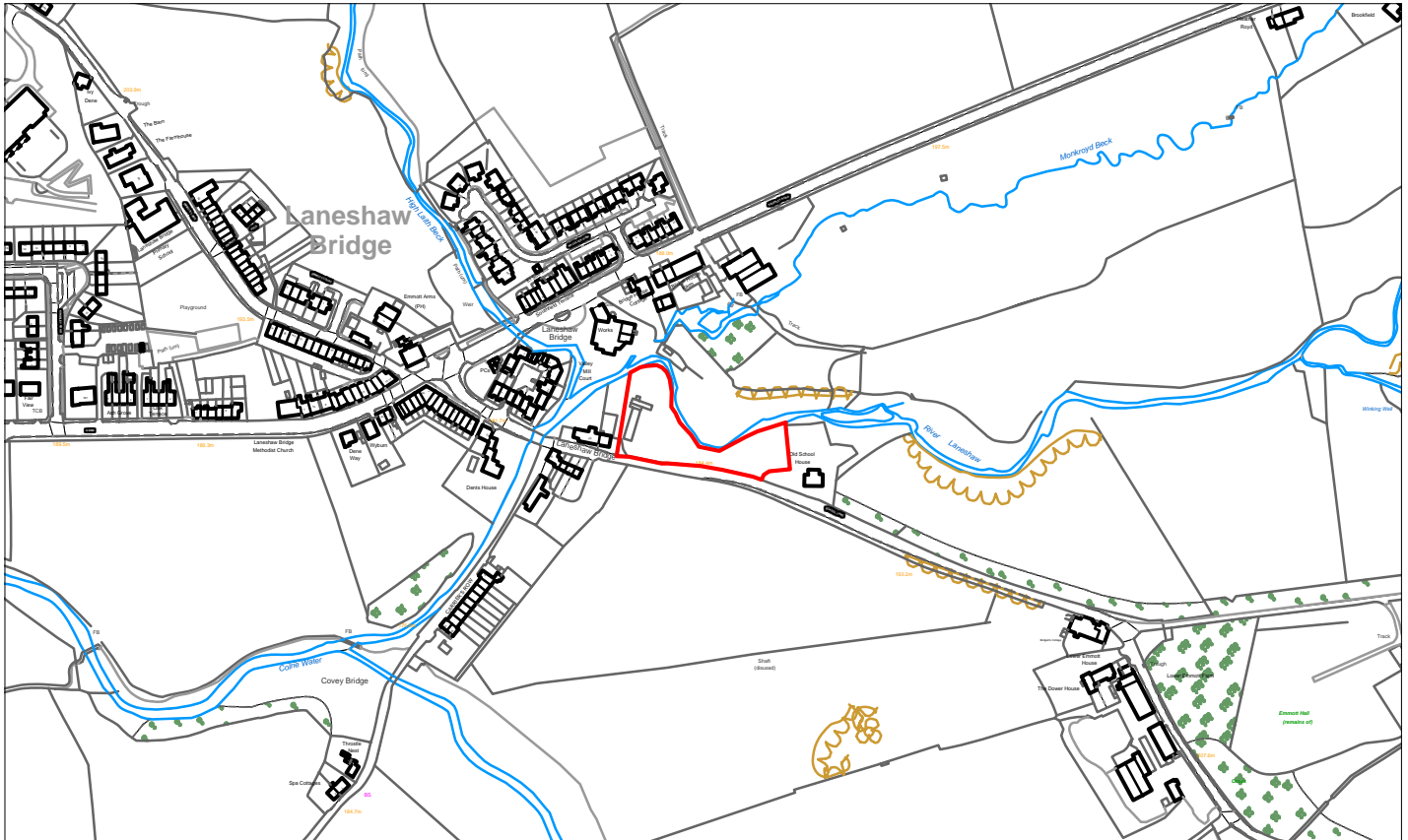
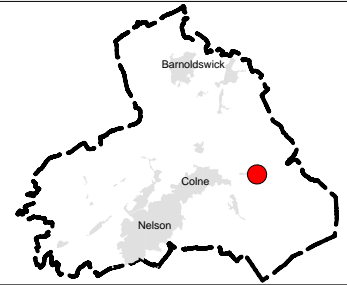
**Site Name:** Land at Rye Flatt Barn

**Location:** Laneshawbridge

**Site Ref:** S226

**Site Area:** 0.37 ha

**Grid Ref:** SD 392 440



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# Pendle Strategic Housing Land Availability Assessment

## Site Details

Site Ref: S106	Site Name: Garages at Crow Nest, Keighley Road	Settlement: Laneshawbridge
Postcode Sector: BB8 7	Ward: Boulsworth Ward	Planning App: N/A
SHLAA Typology: I (Garage Site)	Site Area (gross): 0.07ha	Indicative No. Dwellings: 2
Indicative Density: 30 dph	Co-ordinates: 391150, 440692	

## Suitability – location and infrastructure

(S0) Within a Settlement Boundary?	No	(S1) Brownfield / Greenfield?	Brownfield
(S2) Car parking?	Yes	(S3) Loss of employment land?	No
(S4) Protected employment area?	No	(S5) Open space / settlement character?	No
(S7) Suitable infrastructure?	Yes	(S8) Infrastructure capacity?	Yes
(S7/S8) Infrastructure comment	Small brownfield site. Existing utilities would need extending. Small sized development therefore existing network capacity should be sufficient.		

## Suitability – environment and heritage

(S9) Contamination?	None identified	(S10) Topography:	Flat
(S11) Flooding issues / Flood zone:	Not within an identified Flood Zone. No other flood risk issues identified on site.		Flood Zone 1
(S28) Conservation Area:	Yes	0.00 km	(S29) Listed Building: No 0.17 km
(S30) Scheduled Monument:	No	2.51 km	(S31) Archaeology: None identified
(S32) TPO:	Yes	0.00 km	(S37) Poor air quality: No
(S33) Ecology:	Site covered by an area of ecological interest (LERN record)		(S34) Nature Conservation Designation: Site within 250m of a designation 0.17 km
(S33/S34) Natural environment comment:	Yes - there are no designated nature conservation sites on this site. The site is within 250m of a designated nature conservation site. The site is covered by an area of ecological interest (LERN record). In terms of agricultural classification the site is classed as Grade 4 - poor quality farmland.		
(S35/S36) Bad neighbour uses and impact on surround area:	No bad neighbouring uses - this site is adjacent to existing residential properties and open countryside. New development unlikely to have an adverse impact on the surrounding uses.		
(S39) Coal Mining:	Potential	(S40) Mineral Safeguarding Area (MSA):	No

## Suitability – distance to services (km)

(S12) Railway station:	3.20	(S13) Bus stop:	0.08	(S13a) Bus stop frequency:	>15 mins
(S14) Primary school:	0.52	(S15) Secondary school:	1.90	(S16) Sports/leisure centre:	3.20
(S17) Doctors:	2.20	(S18) Hospital:	6.00	(S19) Town / Local centre:	2.00
(S20) Supermarket/store:	2.10	(S21) Employment area:	2.00	(S22) Public house:	1.00
(S23) Corner shop:	1.20	(S24) Post Office:	2.00	(S25) Open space:	0.03
(S26) PROW:	0.09	(S27) Cycle route:	1.13		

## Availability

(A1) Access issues?	No	(A2) Vehicular access:	Good
(A3) Visibility splays / highways issues?	Adequate	(A4) In use?	Yes
(A5) Ownership?	1 owner - Private		

## Achievability

(V1) Competing land use?	No	(V2) Market Attractiveness?	High
(V3) Viable?	Viable	(V3) Viability Model Ref:	Scheme 4

**Comments:** This site is located outside of the settlement boundary for Laneshawbridge. The ability to obtain planning permission is therefore restricted by the current planning policy base. The Council's viability model indicates that this type of site is viable to develop. The land owner is willing to develop the site and has completed the site survey form indicating that financial viability is not a constraint to development. If the policy constraints could be overcome the site could come forward within five years.

**Constraints:** Settlement Boundary.

## Timescales (No. dwellings)

Five Year Period					6-10 Years	11-15 Years
2014/15	2015/16	2016/17	2017/18	2018/19	2019-24	2024-29
0	0	0	0	2	0	0



# Pendle Strategic Housing Land Availability Assessment

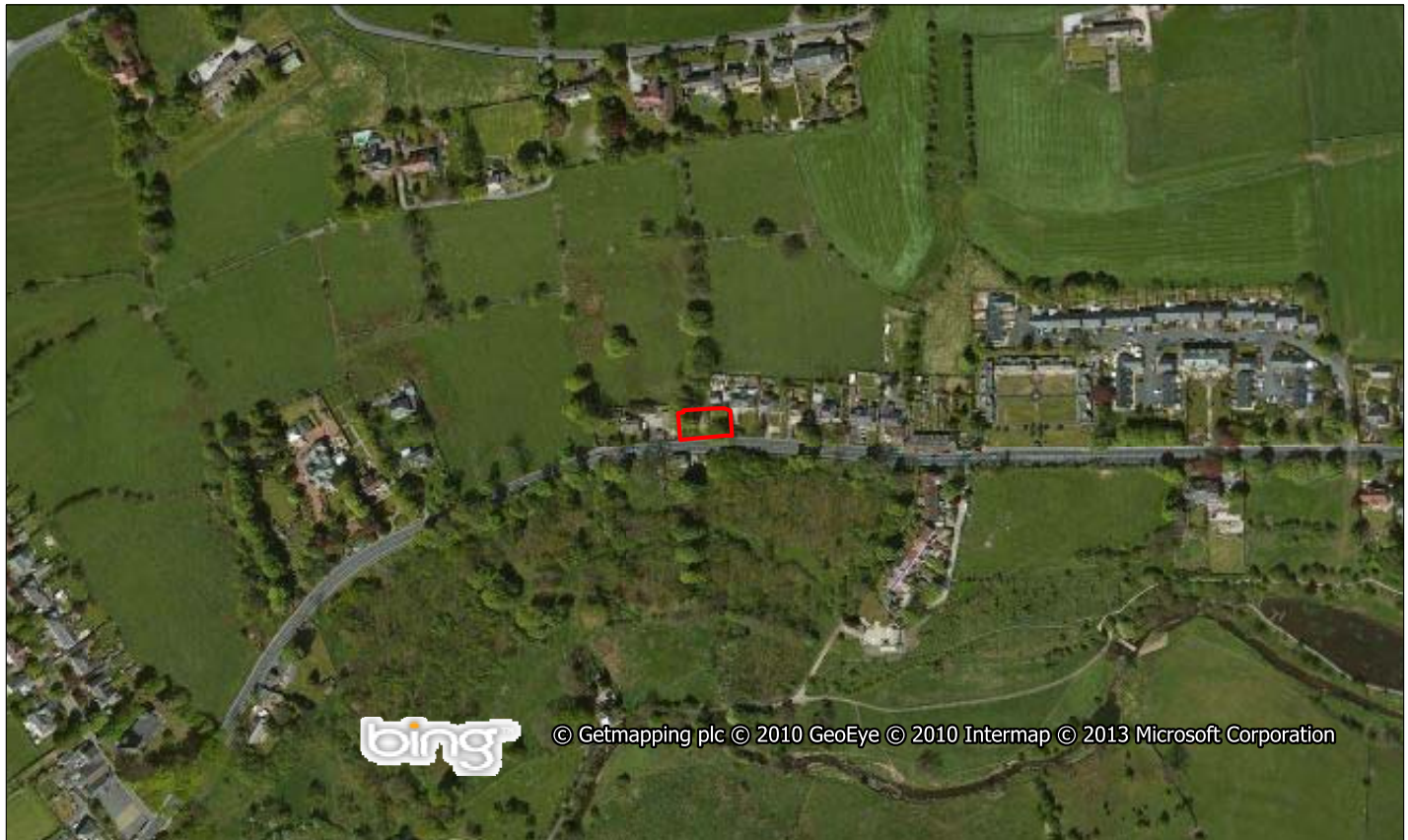
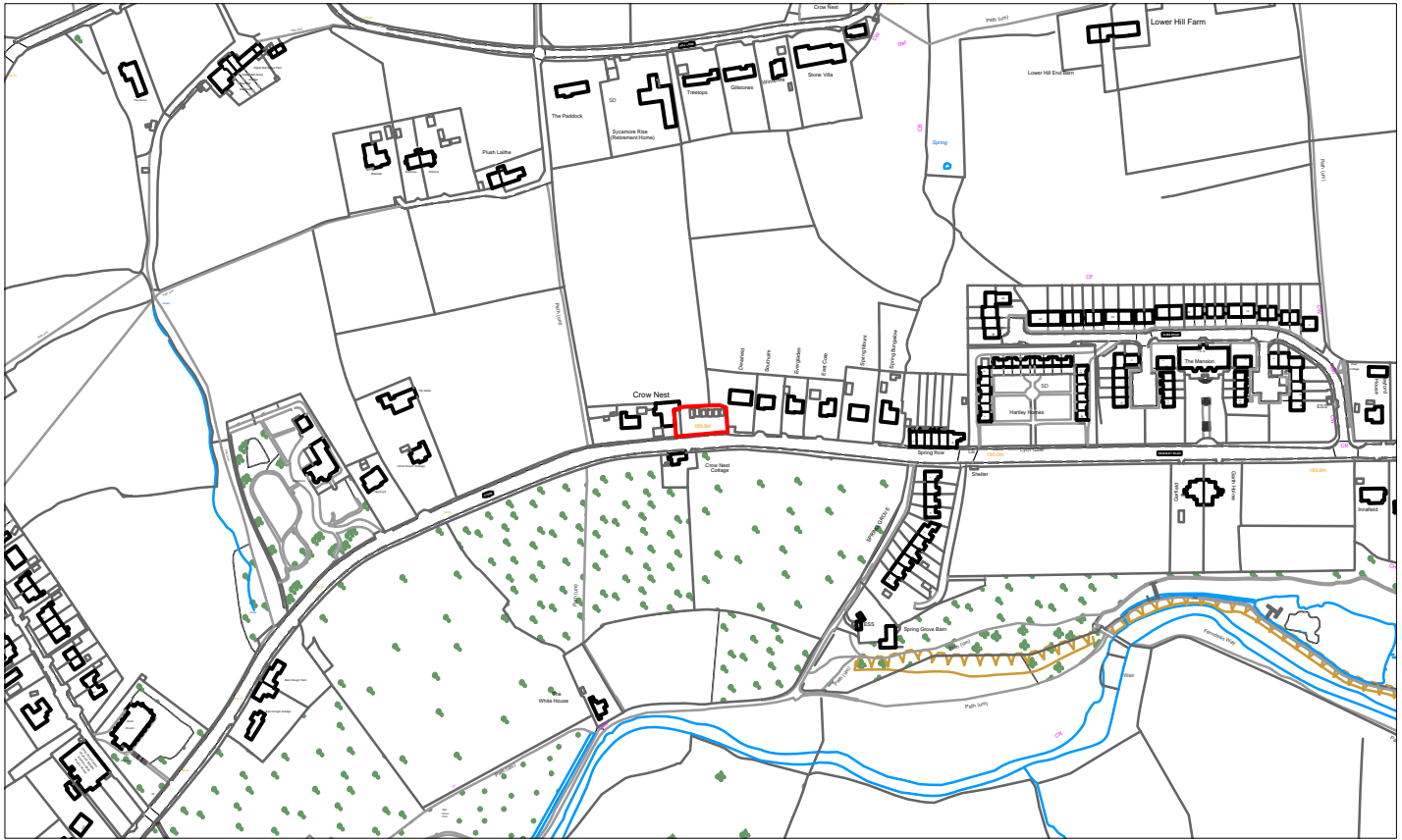
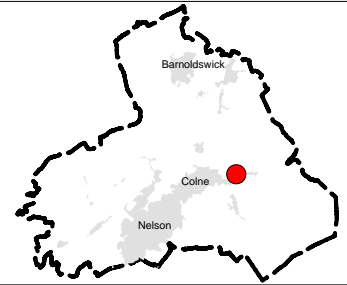
**Site Name:** Garages at Crow Nest, Keighley Road

**Location:** Laneshawbridge

**Site Ref:** S106

**Site Area:** 0.07 ha

**Grid Ref:** SD 391 440



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